This instrument prepared by:
Lesa H. Skoney, Attorney
21st Floor, First American Center
Nashville, Tennessee 37238

BOOK 11115 PAGE 293

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Treglown Patton Warner	SAME	Map 104
4407 Hunt Place		Group 12
Nashville, TN 37215		Parcel 254

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

98 SEP 16 PM 3:23
[illegible] REGISTER
DAVIDSON COUNTY, TN.

The actual consideration, or value, whichever is greater for this transfer is $115,000.00

Treglown Patton Warner
AFFIANT

Subscribed and sworn to before me this 16th day of September 1998.

HARTLEY SKONEY
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/26/02

0488631
[illegible] REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Stephen R. Benneyworth and wife Ellen Tosh Benneyworth, has bargained and sold, and by these presents does transfer and convey unto Treglown Patton Warner, an unmarried person, his heirs and assigns, property located in Davidson County, Tennessee and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of Lenox Place, as of record in Book 161, page 171, Register's office for Davidson County, Tennessee.

Said Lot No. 31 fronts 50 feet on the easterly side of 18th Avenue South, formerly Baxter Avenue, 140 feet to an alley.

Being the same property conveyed to Stephen R. Benneyworth by deed of Boyd D. Fulton and wife Agnes D. Fulton, of record in Book 5929, page 656, Register's Office for Davidson County, Tennessee.

This is improved property known as 2000 18th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Treglown Patton Warner, his heirs, representatives and assigns, forever.

AND Stephen R. Benneyworth does covenant with the said Treglown Patton Warner that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as specified above.

AND Stephen R. Benneyworth does further covenant and bind himself, his successors and assigns to warrant and forever defend the title to said land to the said Treglown Patton Warner, his heirs, representatives and assigns against the lawful claims of all persons whomsoever.

Title to the aforedescribed real property is vested in Stephen R. Benneyworth. Ellen Tosh Benneyworth, wife of Stephen R. Benneyworth, for the purpose of granting, bargaining, selling, conveying, and confirming, and does hereby grant, bargain, sell, convey, and confirm unto the said Treglown Patton Warner, his heirs and assigns, all rights, claims and interests of every kind, character, and description whatsoever which she now has or hereafter may acquire by virtue of her marriage, including but not limited to homestead as provided by the laws of the State of Tennessee, but the said Ellen Tosh Benneyworth does not join in the covenants and warranties of this indenture. TPW SRB

IN WITNESS WHEREOF, the undersigned has executed this instrument this 8th 16th day of ~~August~~ Sept., 1998. TPW SRB

Stephen R. Benneyworth 9/16/98

Ellen Tosh Benneyworth 8/5/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Stephen R. Benneyworth, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of September, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/26/02.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Ellen Tosh Benneyworth, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of August, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-26-98.

98/09/16 0101 03[illegible] BK 436-50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 436.50
CHECK 436.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 1624

0488631
IDENTIF. # REFERENCE

98 SEP 16 PM 3:23

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1347003